



## Victoria Hall Gardens, Matlock, DE4 3SQ

This versatile home is packed full of great features and is located just a two minute walk from the vibrant Smedley Street neighbourhood. With a garage, off-road parking space, spectacular panoramic views to Riber Castle and surrounding countryside, plus a modern kitchen and shower room, this house is perfect as a starter home, holiday home or for people downsizing.

Located close to schools and also only a ten minute walk down into the town centre, this well-presented home has an entrance hall, kitchen and lounge-diner on the ground floor. To the first floor is a shower room and two bedrooms. There is space at the front for a dining patio - the perfect spot from which to drink in the views - and the enclosed rear garden also has a dining patio and flower bed.

The home is within a 2-3 minute walk of the bustling, friendly neighbourhood of Smedley Street where a pizzeria, micropubs, salons and independent food outlets are creating a real buzz. It's then only a short walk down the hill to the town centre, where there are lovely riverside walks, lots to explore around Hall Leys Park and great transport connections north and south via road, rail and bus.

Matlock is one of the most famous towns in the area, nestled on the border of the Derbyshire Dales and the Peak District. It has a thriving town centre (a recent report noted it was in the top 5 towns in the UK for increased footfall since the pandemic) and natural attractions aplenty all around. Chatsworth House, Peak Rail, The High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by.

- Ideal starter home or perfect for downsizers
- Panoramic views to Riber Castle and countryside
- Furniture can be included in the sale
- New carpets fitted throughout
- Currently a successful holiday let
- Council tax band B and EPC rating C
- Modern kitchen and shower room
- Garage and off-road parking space
- Dining patios at front and rear of home
- Close to schools and buzzing Smedley Street locale

**£195,000**

## Front of the home

The home has an allocated parking space in front of the garage. From here, ascend a few steps up to the front garden. The paved patio at the front has plenty of room for a dining patio set. It is south-facing and has tremendous 180-degree views over rooftops up to Riber Castle and the hilly countryside across the valleys.

Enter the home through the part-glazed uPVC front door.

## Entrance Hallway

With a large recessed barrier mat and ceiling light fitting, the hallway has an open entrance on the right into the kitchen and a panelled white door into the lounge-diner.

## Kitchen

8'4" x 7'10" (2.55 x 2.4)

The well-designed kitchen has a U-shaped worktop with lots of storage in a range of high and low cabinets and drawers. From the left there is a full-height fridge-freezer and then a Neff double oven with a cabinet above and drawers below. In the centre of the worktop is a four ring gas hob with extractor fan above. Under the wide south-facing window is a 1.5 stainless steel sink and drainer with chrome mixer tap. The worktop has tiled splashbacks and there is space and plumbing below for a washing machine. The room has laminate flooring and a ceiling light fitting.

## Lounge-Diner

15'8" x 11'9" (4.8 x 3.6)

This bright and airy room has a large wide window and half-glazed door out to the rear garden, bringing lots of natural light flooding in. The room is carpeted and has lots of space for furniture, including in the open area under the stairs, where the dining set is currently positioned. The room has a radiator, ceiling light fitting, skirting boards and ceiling coving.

## Stairs to first floor landing

The carpeted stairs have a banister with decorative spindles on the right. At the landing, there is a ceiling light fitting overhead and matching white panelled doors with chrome handles lead into the bathroom and both bedrooms.

## Shower Room

8'8" x 5'8" (2.65 x 1.75)

The walk-in shower on the left has a tall reinforced glass screen and houses a mains-fed shower with wall-mounted control panel. It has a tiled surround including a modern easy-clean wall. There is a ceramic capsule WC, ceramic 'floating' sink with chrome mixer tap and a wall-mounted mirrored cabinet above. The room also includes a deep-set frosted double-glazed window, vertical heated towel rail, recessed spotlights, an extractor fan and a tall cupboard housing the Worcester boiler.

## Bedroom One

12'1" x 11'9" (3.7 x 3.6)

This large double at the rear of the home has lots of space for a king-size or double bed and additional furniture. There is a large open storage area above the stairs and the carpeted room has a radiator and ceiling light fitting.

## Bedroom Two

11'9" x 5'8" (3.6 x 1.75)

With great views across to Starkholmes and up to Riber Castle, this single bedroom is currently used as a dressing room. It could also be a home office or nursery. The room is carpeted and has a radiator, ceiling light fitting and loft hatch. The loft above is boarded and has lighting and a pull-down ladder.

## Rear Garden

Stepping out from the lounge, the lower tier is a paved patio with room for an outdoor dining set and storage. Steps lead to the upper tier where there is a well-stocked flower bed on the left. There are timber picket fences on three sides and a decorative iron gate at the top of the garden in this pleasant sun trap at the rear of the home. It's an easy-maintenance garden but with scope for a keen gardener to make their mark too.

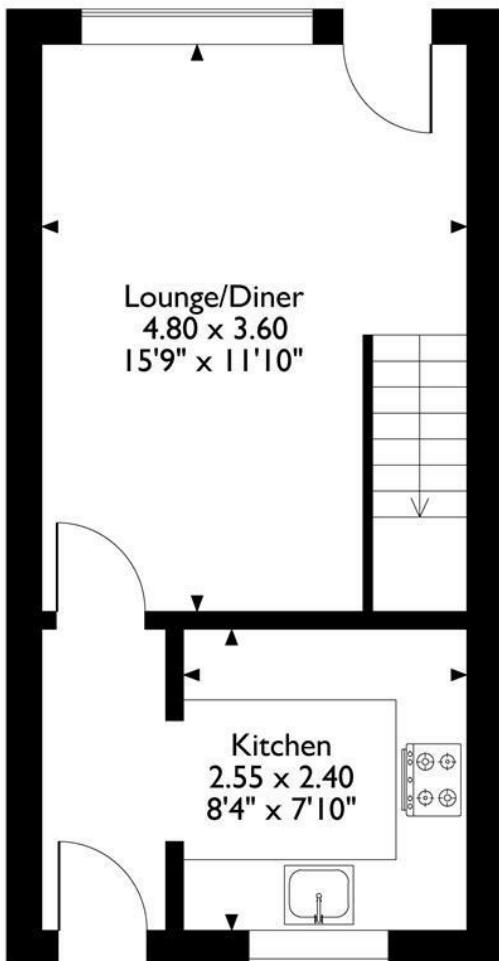




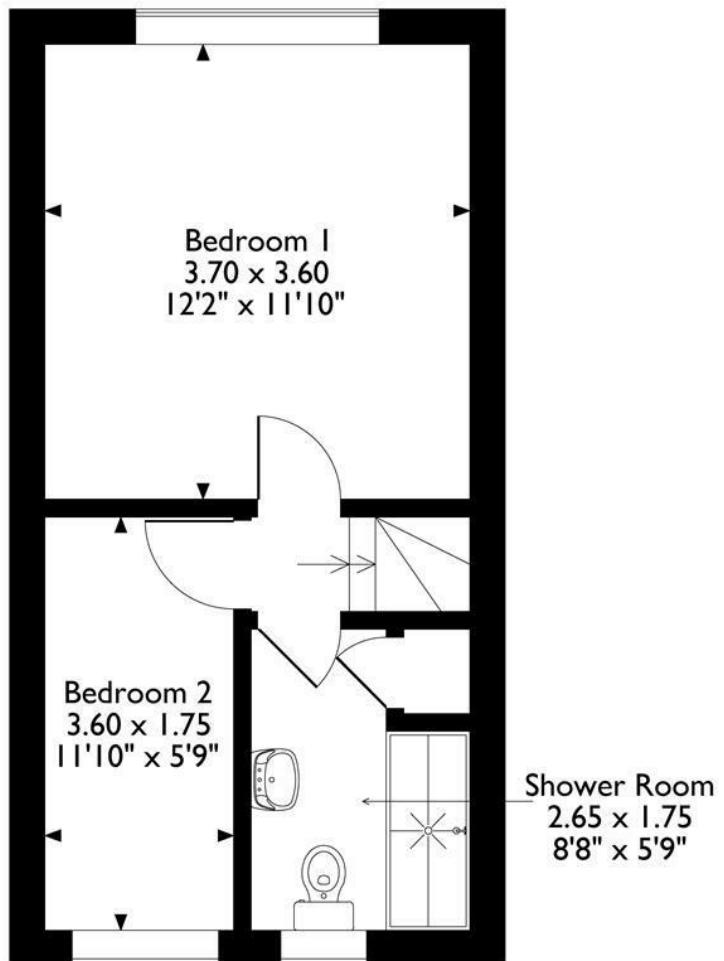
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## Approximate Gross Internal Area

### 54 Sq M / 581 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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